

Abrdn Property Income Trust Limited (API:LN)



Real Estate/Diversified REITs

Price: 49.40

Report Date: April 17, 2024

Business Description and Key Statistics

abrdn Property Income Trust Ltd is an investment company. The Company carries on the business of property investment through a portfolio of freehold and leasehold investment properties located in the United Kingdom. The Company's investment objective is to provide an attractive level of income together with the prospect of income and capital growth. The Company invests in a diversified portfolio of United Kingdom commercial real estate assets in the industrial, office, retail and other sectors, which includes leisure, data centers, student housing, hotels and healthcare. Its investment in property development and investment in co-investment vehicles, where there is more than one investor, is permitted up to a maximum of 10% of the property portfolio. abrdn Fund Managers Limited is the Company's investment manager.

Website: <https://www.abrdnpit.co.uk/>

ICB Industry: Real Estate

ICB Subsector: Diversified REITs

Address: Trafalgar Court, Les Banques; PO Box 255
SAINT PETER PORT GY1 3QL
GGY

Employees: 0

	Current	YTY % Chg
Revenue LFY (M)	-36	
EPS Diluted LFY	-0.13	
Market Value (M)	188	
Shares Outstanding LFY (000)	381,219	
Book Value Per Share	0.84	
EBITDA Margin %	111.00	
Net Margin %	125.2	
Long-Term Debt / Capital %	29.9	
Dividends and Yield TTM	0.04 - 7.29%	
Payout Ratio TTM %	0.0	
60-Day Average Volume (000)	2,691	
52-Week High & Low	57.00 - 44.15	
Price / 52-Week High & Low	0.87 - 1.12	

Price, Moving Averages & Volume



Abrdn Property Income Trust Limited is currently trading at 49.40 which is 4.8% below its 50 day moving average price of 51.91 and 1.2% below its 200 day moving average price of 49.98.

API:LN is currently 13.3% below its 52-week high price of 57.00 and is 11.9% above its 52-week low price of 44.15. Over the past 52-weeks, API:LN is down 12.4% while on a calendar year-to-date basis it is down 6.8%.

The Relative Strength Index (RSI) indicator for API:LN is currently 43.67. An RSI value of 70 and above is considered overbought and 30 and below oversold.

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Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	1.02	0.72	50-Day Average Price	51.91
1-Week %	3.02	4.57	Price / 50-Day Average	0.95
4-Week %	-8.18	-9.47	200-Day Average Price	49.98
52-Week %	-12.41	-11.78	Price / 200-Day Average	0.99
Quarter-to-Date %	0.82	2.33	RSI - Relative Strength Index	43.67
Year-to-Date %	-6.79	-7.81	Risk Metrics	
Last Month %	-7.55	-11.80	Price Volatility	2.45
Last Quarter %	-7.55	-10.12	Sharpe Ratio	-0.12
Last Calendar Year %	-15.06	-18.94	Sortino Ratio	-0.19

5-Year Price Performance vs. FTSE 350

Abrdn Property Income Trust Limited
FTSE 350 Index

Current: 0.54 CAGR: -11.5%
Current: 1.04 CAGR: 0.8%



Over the past five years, Abrdn Property Income Trust Limited's stock price is down 45.8% which is 50.1% below the FTSE 350 Index performance of 4.2% over the same period. Abrdn Property Income Trust Limited's cumulative annualized growth rate (CAGR) over the five year period has been -11.5% while that of the FTSE 350 Index has been 0.8%.

Over the past year, Abrdn Property Income Trust Limited's stock price performance of -12.4% has underperformed that of the FTSE 350 Index by 11.8%. On a year-to-date basis, Abrdn Property Income Trust Limited's stock price performance of -6.8% has underperformed the FTSE 350 Index by 7.8%.

Over the past week, Abrdn Property Income Trust Limited's stock price performance of 3.0% has outperformed that of the FTSE 350 Index by 4.6%.

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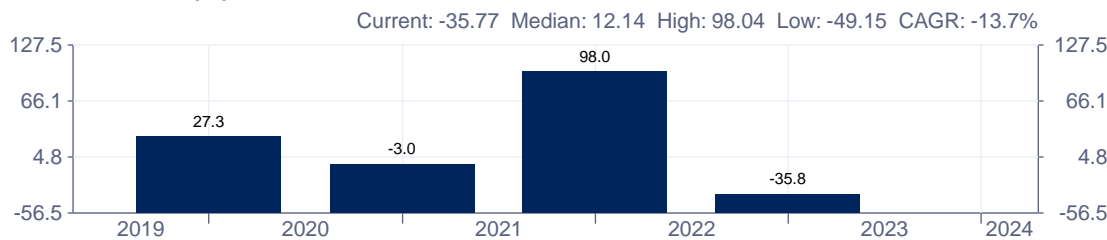
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Growth and Profitability Metrics

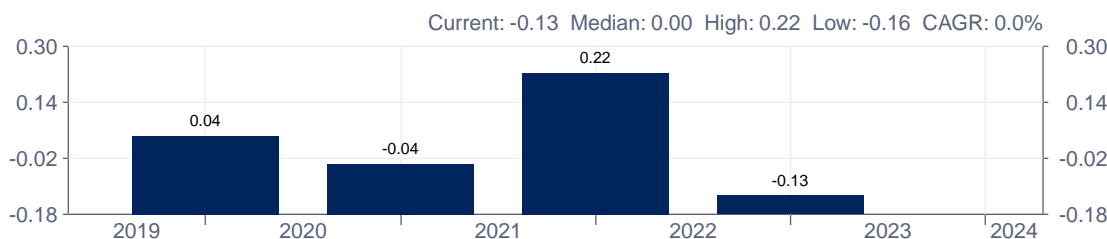
Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	-75.4			Gross Margin %	103.1	107.9	101.4
Revenues Per Share %	-77.8			EBITDA Margin %	111.0	113.2	99.0
EBITDA %	-55.2	-100.0	-100.0	Pre-Tax Margin %	122.8	119.1	95.3
EPS Diluted %	-55.4	-100.0	-36.0	Net Margin %	125.2	119.2	93.3
Free Cash Flow %				Return on Equity %	-26.3	3.2	8.4
Cash from Operations %	20.1	-0.6	4.6	Return on Capital %	-21.0	2.3	5.5
Book Value %	1.7	-1.6	3.8	Return on Assets %	-19.2	2.4	5.4

Revenue (M)



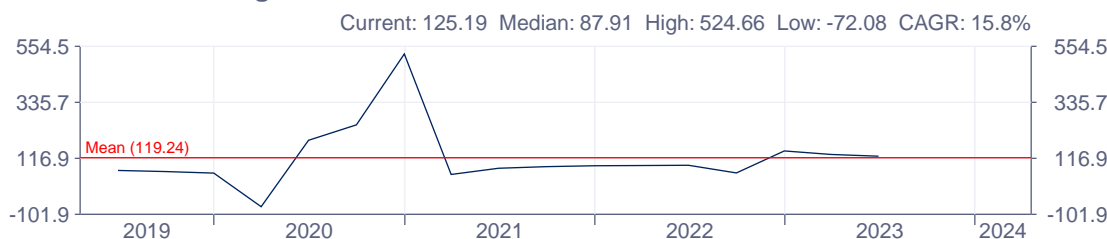
Abrdn Property Income Trust Limited's cumulative annualized revenue growth rate over the charted period is -13.7%. This compares to cumulative annualized growth of -75.4% over the past 3 years.

EPS Diluted



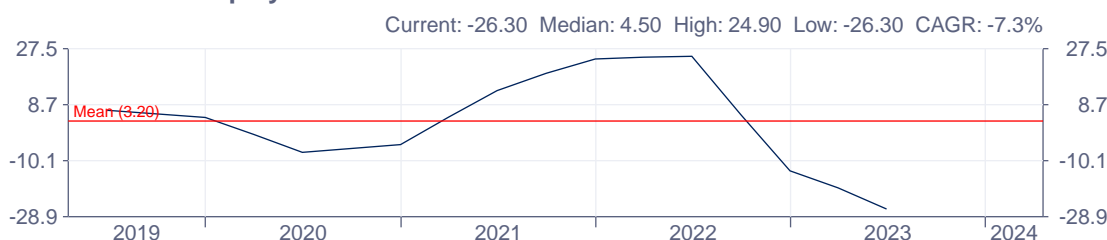
Abrdn Property Income Trust Limited's cumulative annualized EPS growth rate over the charted period is 0.0%. This compares to cumulative annualized growth of -55.4% over the past 3 years.

Net Profit Margin %



Abrdn Property Income Trust Limited's net profit margin of 125.2% is 6.0% above the period's mean net margin of 119.2%. During the charted period, the observed net profit margin high and low were 524.7% and -72.1% respectively.

Return on Equity %



Abrdn Property Income Trust Limited's return on equity of -26.3% is 29.5% below the period's mean return on equity of 3.2%. During the charted period, the observed ROE high and low were 24.9% and -26.3% respectively.

Abrdn Property Income Trust Limited (API:LN)



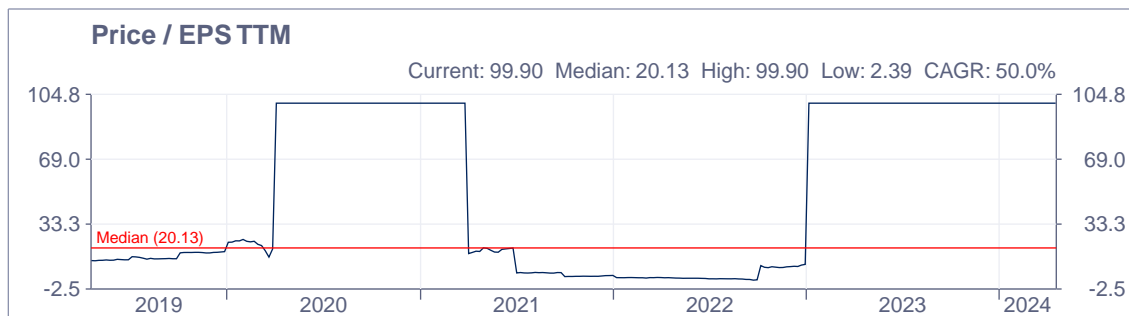
Real Estate/Diversified REITs

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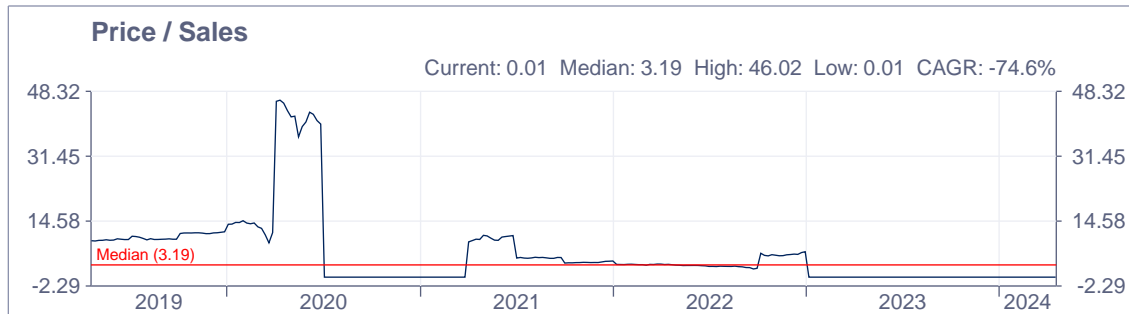
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Valuation Metrics

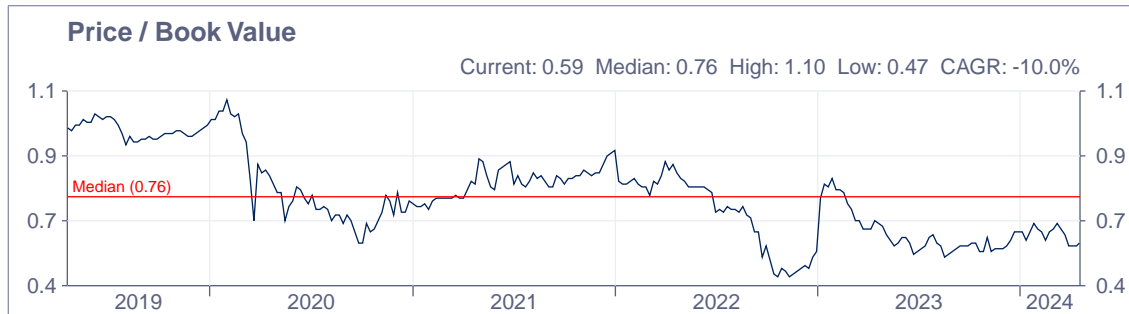
	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	99.9	20.1	10.6	Earnings Yield %	-49.94	5.52	10.09
Price / Sales	0.0	3.2	5.3	Free Cash Flow Yield %	5.01		
Price / Operating Cash Flow				Dividend Yield %	7.29	4.35	4.48
Price / Book Value	0.6	0.8	1.0	Enterprise Value / EBITDA	50.0	21.9	12.1



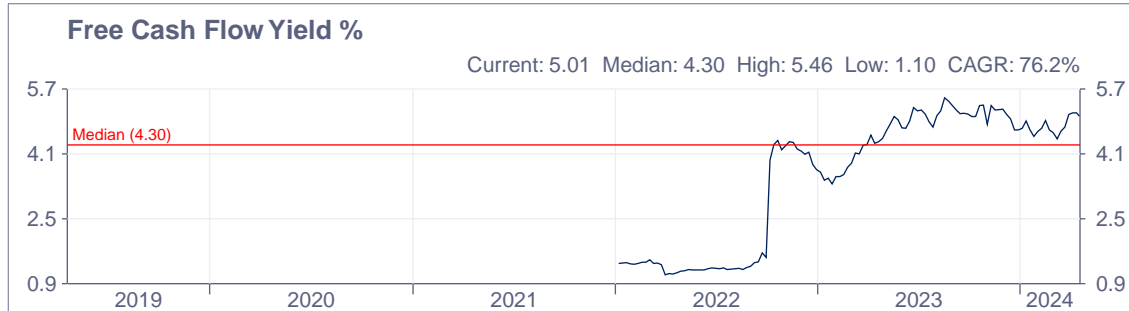
Abrdn Property Income Trust Limited is trading at 99.90 times its EPS generated during the latest fiscal year. This multiple is above the historically observed median of 20.13, while high and low observations have been 99.90 and 2.39.



Abrdn Property Income Trust Limited is trading at a Price to Sales ratio of 0.01 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 3.19, while high and low observations have been 46.02 and 0.01.



Abrdn Property Income Trust Limited is trading at a Price to Book ratio of 0.59 based on book value at the latest fiscal year end. This ratio is below the historically observed median of 0.76, while high and low observations have been 1.10 and 0.47.



Abrdn Property Income Trust Limited has a Free Cash Flow Yield of 5.01% based on free cash flow generated during the latest fiscal year. This value is above the historically observed median yield of 4.30%, while high and low observations have been 5.46 and 1.10.

Abrdn Property Income Trust Limited (API:LN)



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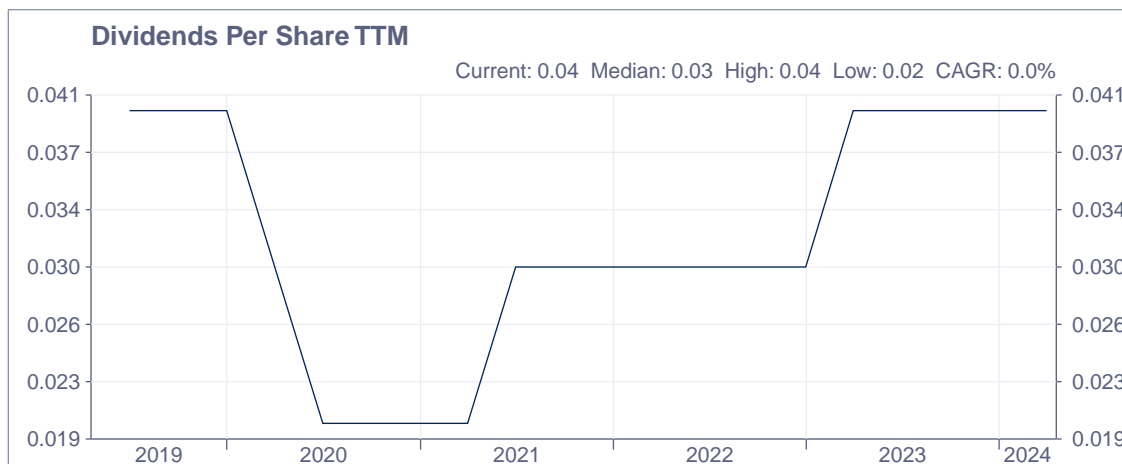
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Dividends Data

Dividends Per Share TTM		0.04	Payout Ratio TTM %		0.00%	Dividend Yield TTM %		7.29%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.006	08-02-2024	09-02-2024	23-02-2024	GBP				
0.010	16-11-2023	17-11-2023	30-11-2023	GBP				
0.010	17-08-2023	18-08-2023	31-08-2023	GBP				
0.010	18-05-2023	19-05-2023	31-05-2023	GBP				
0.010	09-02-2023	10-02-2023	24-02-2023	GBP				
0.008	10-11-2022	11-11-2022	25-11-2022	GBP				
0.010	11-08-2022	12-08-2022	26-08-2022	GBP				
0.010	12-05-2022	13-05-2022	27-05-2022	GBP				
0.002	10-02-2022	11-02-2022	25-02-2022	GBP				
0.006	11-11-2021	12-11-2021	26-11-2021	GBP				
0.009	12-08-2021	13-08-2021	27-08-2021	GBP				
0.009	13-05-2021	14-05-2021	28-05-2021	GBP				

Dividend Growth and Yield



Abrdn Property Income Trust Limited's trailing 12-month dividend per share is 0.04 and its dividend has grown at a cumulative annualized rate of 0.0% over the charted period. This compares to dividend growth of -5.70% over the past year and cumulative annualized growth of 14.80% over the past 3 years.



Abrdn Property Income Trust Limited's current dividend yield is 7.29% based on trailing 12 month dividends. The current yield is above the historically observed median of 4.35% and, over the charted time period, the observed high yield has been 8.43% and the observed low yield has been 2.96%.

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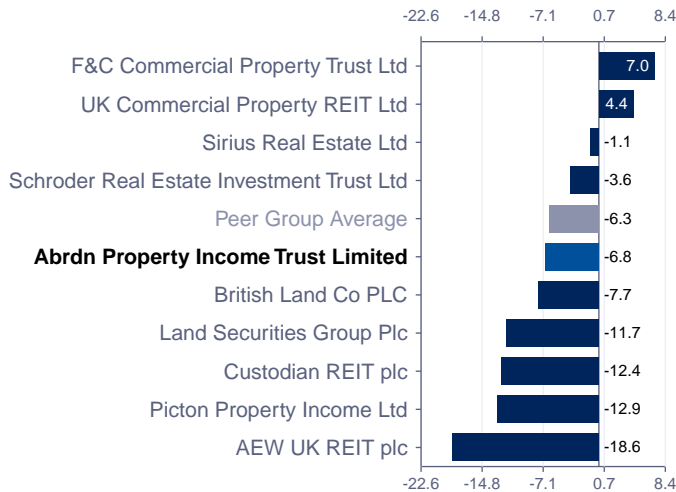
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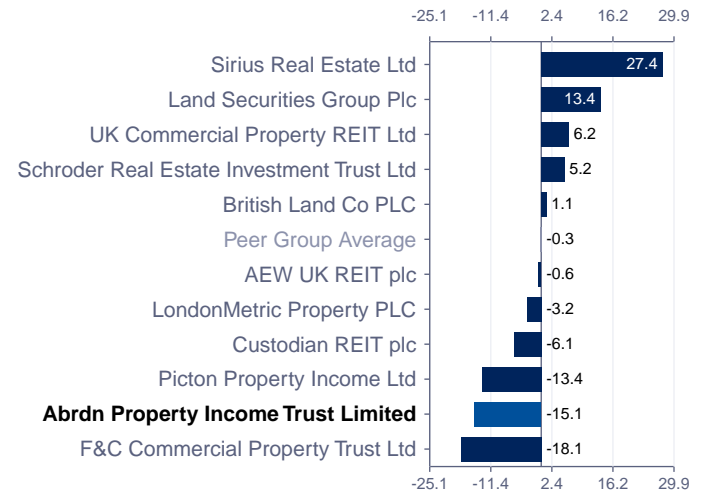
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ICB Subsector Peer Comparisons

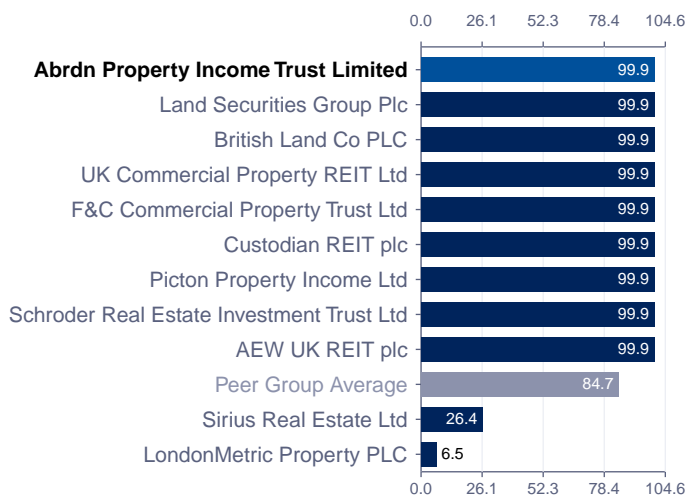
Price Change Year to Date %



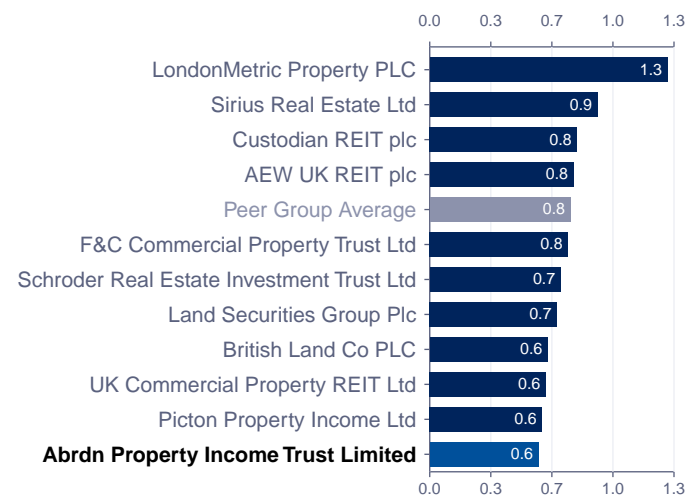
Price Change Last Calendar Year %



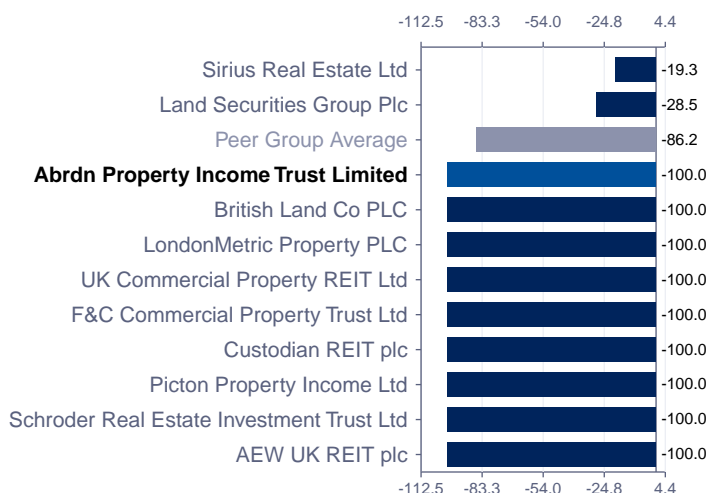
Price / EPS TTM



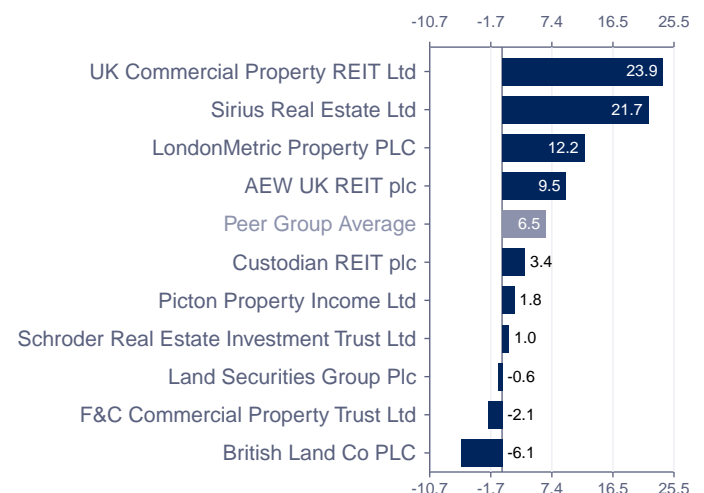
Price / Book Value



EPS 5-Year Growth Rate %



Revenue 5-Year Growth Rate %



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Abbreviations:

CAGR	- Cumulative annual growth rate.
EBIT	- Earnings before interest and taxes.
EBITDA	- Earnings before interest, taxes, depreciation & amortization.
LFY	- Last fiscal year
M	- Million
LON	- London Stock Exchange

Definitions:

Market Value - Weekly Price times latest Shares Outstanding times any applicable ADR factor.

Revenue - Sum of the last four quarters of Revenues.

Revenue Per Share - Sum of the last four quarters of Total Revenue divided by Weighted Average Shares Outstanding.

Operating EPS LFY - EPS excluding non-recurring, non-operating items, fiscal year aligned TTM value.

60-Day Average Volume (000) - The average of the last 60 daily volume values in thousands of shares.

Price 52-Week High - The high closing price from the last 52 weeks of daily closing prices.

Price 52-Week Low - The low closing price from the last 52 weeks of daily closing prices.

Price / 52-Week High - Latest price divided by the high price from the past 52 weeks of daily closing prices.

Price / 52-Week Low - Latest price divided by the low price from the past 52 weeks of daily closing prices.

50-Day Average Price - Mean of last 50 daily closing prices.

200-Day Average Price - Mean of last 200 daily closing prices.

Price / 50-Day Average Price - Latest closing price divided by mean of last 50 daily closing prices, as a percentage.

Price / 200-Day Average Price - Latest closing price divided by mean of last 200 daily closing prices, as a percentage.

Relative Strength Index - Relative Strength Index or RSI measures the magnitude of gains over a given time period against the magnitude of losses over that period. The equation is $RSI = 100 - 100 / (1 + RS)$ where $RS = (\text{total gains} / n) / (\text{total losses} / n)$ and n = number of RSI periods. In this item, 14 days is used and one year of daily prices are considered. A value of 30 or below may imply oversold and 70 or above may imply overbought.

Price Volatility - The standard deviation of the last 20 days of daily closing prices.

Sharpe Ratio - The 5 year average of the excess monthly return over the risk - free rate(1 - month T - bill) over the 5 year standard deviation of the same series.

Sortino Ratio - The same calculation as the Sharpe Ratio but with positive excess returns set to zero for the standard deviation denominator, so only negative volatility weighs in.

Dividends Per Share TTM - Sum of the last four quarters of Dividends Per Share.

Payout Ratio - Dividends Per Share TTM divided by Operating EPS TTM.

Dividend Yield TTM % - Sum of the last four quarter of Dividends Per Share divided by Weekly Price.

EBITDA - Sum of the last four quarters of EBITDA (Operating Income + Depreciation & Amortization).

Free Cash Flow - Sum of the last four quarters Net Cash from Operations minus Capital Expenditures (Purchase of Property, Plant & Equipment), from the Cash Flow Statement.

Book Value Per Share - Total Common Equity last quarter divided by Shares Outstanding last quarter.

Gross Margin % - Sum of the last four quarters Gross Profit divided by the sum of the last four quarters Revenues.

EBITDA Margin % - Sum of the last four quarters EBITDA divided by the sum of the last four quarters Revenues.

Pre-Tax Margin % - Sum of the last four quarters of Earnings Before Taxes divided by sum of the last four quarters Revenues.

Net Profit Margin % - Sum of the last four quarters of Operating EPS divided by sum of the last four quarters Revenues Per Share.

Return on Equity % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Book Value.

Return on Capital % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Total Capital Per Share.

Return on Assets % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Total Assets Per Share.

Price / EPS TTM - Weekly Price divided by the sum of the last four quarters of Operating EPS (capped at 99.9).

Price / Sales - Weekly Price divided by Revenues Per Share TTM.

Price / Book Value - Weekly Price divided by Book Value Per Share last quarter. Book Value Per Share is Total Common Equity last quarter divided by Shares Outstanding last quarter (capped at 49.9).

Free Cash Flow Yield % - Free Cash Flow Per Share TTM divided by Weekly Price.

Enterprise Value - Market Value plus Total Debt last year plus Preferred Equity last year minus Cash & Cash Equivalents last year.

Enterprise Value / Sales - Enterprise Value divided by the sum of the last four quarters of Revenue.

Enterprise Value / EBITDA - Enterprise Value divided by EBITDA TTM.

Enterprise Value / EBIT - Enterprise Value divided by trailing four quarters of Operating Income.

Enterprise Value / Free Cash Flow - Enterprise Value divided by the sum of the last four quarters of Free Cash Flow.

Russell 1000 Index - The largest 1,000 stocks by market cap, the index comprehensively covers the US large cap universe.

EPS 5-Year Growth Rate % is capped at 999.9%.

Revenue 5-Year Growth Rate % is capped at 999.9%.

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